



# City of Santa Barbara

## Planning Division

### HISTORIC LANDMARKS COMMISSION MINUTES

**Thursday, June 24, 2010**

**David Gebhard Public Meeting Room: 630 Garden Street**

**1:30 P.M.**

**COMMISSION MEMBERS:**

SUSETTE NAYLOR, *Chair* – Present until 6:00 p.m.  
 DONALD SHARPE, *Vice-Chair* – Present from 1:54 p.m. until 6:00 p.m.  
 ROBERT ADAMS – Present until 5:00 p.m.  
 LOUISE BOUCHER – Present until 6:00 p.m.  
 MICHAEL DRURY – Present  
 FERMINA MURRAY – Present  
 ALEX PUJO – Present  
 CRAIG SHALLANBERGER – Present at 1:45 p.m.  
 PHIL SUDING – Present at 1:54 p.m.

**ADVISORY MEMBER:**

DR. MICHAEL GLASSOW – Absent

**CITY COUNCIL LIAISON:**

MICHAEL SELF – Absent

**PLANNING COMMISSION LIAISON:** STELLA LARSON – Absent

**STAFF:**

JAIME LIMÓN, Design Review Supervisor – Present until 4:30 p.m.  
 JAKE JACOBUS, Urban Historian – Absent  
 SUSAN GANTZ, Planning Technician – Present until 4:55 p.m.  
 GABRIELA FELICIANO, Commission Secretary – Present

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded</u> plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

**PLEASE BE ADVISED**

- \*\* All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items received a mailed notice and were subject to a public hearing.
- \*\* The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- \*\* The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- \*\* The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets were brought to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- \*\* Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- \*\* The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission approval.
- \*\* **Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.**
- \*\* **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in these meetings, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- \*\* **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/hlc](http://www.SantaBarbaraCa.gov/hlc). **Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

**LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

**NOTICE:**

- A. That on Friday, June 18, 2010, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov/hlc](http://www.SantaBarbaraCa.gov/hlc).
- B. This regular meeting of the Historic Landmarks Commission was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to [www.santabarbaraca.gov/Government/Video](http://www.santabarbaraca.gov/Government/Video) and then clicking City TV-18 *Live Broadcast*. An archived video copy of this meeting is viewable on computers with high speed internet access by going to [www.santabarbaraca.gov/hlc](http://www.santabarbaraca.gov/hlc) and then clicking *Online Meetings*.

**GENERAL BUSINESS (1:36):**

- A. Public Comment:

Kellam de Forest, local resident, commented with respect to the City Council upholding the appeal of the 517 Chapala Street project on Tuesday, June 22, 2010.

- C. Approval of the minutes of the Historic Landmarks Commission meeting of June 9, 2010.

**Motion: Approval of the minutes of the Historic Landmarks Commission meeting of June 9, 2010, with correction.**

Action: Boucher/Adams, 4/0/2. (Murray/Pujo abstained. Shallenberger/Sharpe/Suding absent.) Motion carried.

- C. Consent Calendar.

This item was reviewed out of order after the Announcement.

(1:57)

**Motion: Ratify the Consent Calendar as reviewed by Commissioner Craig Shallenberger; with the exception of Items B and E, which were reviewed by Commissioners Donald Sharpe and Philip Suding.**

Action: Suding/Sharpe, 9/0/0. (Pujo stepped down from Item B.) Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

- 1. Ms. Gantz made the following announcements:

- a) Commissioner Adams would be leaving at 5:00 pm.
- b) There will be a joint Planning Commission/Historic Landmarks Commission meeting on Wednesday, July 21<sup>st</sup> in the David Gebhard Public Meeting Room, 630 Garden Street, to discuss an updated Master Plan for the Santa Barbara Museum of Natural History. The item will be first on the agenda at approximately 1:45 p.m.
- c) The next *El Encanto Hotel Subcommittee* meeting will take place on Wednesday, June 30<sup>th</sup> from 10 a.m. to noon in the Housing and Redevelopment Conference Room on the second floor at 630 Garden Street.

2. Jaime Limón, Senior Planner, spoke about the current review by City Council of the Plan Santa Barbara Draft General Plan Update and Draft Environmental Impact Report with respect to historic preservation policies. He suggested that the HLC's *Five-Year Plan Subcommittee* become the Long Range Planning Subcommittee with the purpose of following ongoing discussions regarding enhancing the protection of historic resources in the downtown area with the proposed new development standards or interim design guidelines. There is great interest to prioritize the development of a Historic Preservation Element and to provide protection mechanisms like buffers adjacent to historic resources within EPV District.
3. Mr. Limón reported that the appeal of 517 Chapala Street at City Council was upheld. Commissioners Boucher and Shallenberger represented the HLC at the June 22 hearing. The Preliminary Approval was affirmed and the HLC is now to review the project to see if it is consistent with what was previously given preliminary approval. Commissioner Shallenberger expressed his frustration as to what the HLC is allowed to take action on per the Ordinance and being an advisory group versus an elected body.
4. Mr. Limón announced that the City has received additional survey results for Area 3 of the Lower Riviera Neighborhood Historic Survey area. Staff is currently evaluating the preliminary results but initial indications are that there may be only clusters of resources in that area that may not qualify as historic districts. A Thematic District has been identified.
5. Commissioner Shallenberger disclosed that he toured El Encanto Hotel with Trish Allen.
6. Commissioner Suding announced that he would be stepping down from Item #2, 35 State Street.

E. Subcommittee Reports.

Commissioner Suding reported on the *El Encanto Subcommittee* that met on June 16. The Mission Village's Buildings 30, 34A and 34B were discussed, including detailing, window placements, massing issues on certain buildings and balcony issues. The southwest corner of the parking garage where it comes up from the ground and the guardrail are still to be addressed.

Commissioner Sharpe reported that the *Entrada de Santa Barbara Subcommittee* met to discuss Area "B". The results would be presented during the review of Item 2 as agendaized.

**DISCUSSION ITEM****1. 2010 DESIGN REVIEW TRAINING #1: LESSONS FROM THE LAST BOOM IN CHICAGO****(2:05)** Staff: Heather Baker, Project Planner

(American Planning Association 45-minute recorded presentation followed by a 15-minute discussion. First of a three-part series of City of Santa Barbara 2010 Design Review Trainings.)

[Chicago experienced a residential boom in the 1990s and early 2000s. Many older industrial and commercial properties were converted to residential uses, and some of the city's old retail districts became mixed use neighborhoods. Although much of this new development was well designed and well received, the city was also struggling with a rash of residential teardowns. Topics covered include: converting storefronts to housing, rezoning of vacant industrial land, commercial and industrial loft conversions, church conversions, teardowns and height limit changes, townhouses, commercial strips, and special considerations for corners and boulevards. Former Chicago city planners Tom Smith and Mary Fishman focused on the "geography" of growth in Chicago and highlight the lessons learned through the city's successes and failures.

All Design Review board and commission members and the public were encouraged to attend these trainings as well:

Part 2: June 21<sup>st</sup>, 3:10 P.M. **"Enhancing Your Community Through Tree Preservation"** (First discussion item at SFDB.)

Part 3: June 28<sup>th</sup>, 3:15 P.M. **"The I Go Car Sharing Program"** (Discussion item at ABR.)]

Present: Heather Baker, Project Planner

Discussion held.

**PRELIMINARY REVIEW****2. 35 STATE ST****HRC-2/SD-3 Zone**

**(2:45)** Assessor's Parcel Number: 033-102-004  
Application Number: MST97-00357  
Applicant: MF Santa Barbara, LLC  
Agent: Ken Marshall  
Architect: Designarc, Inc.  
Engineer: Penfield & Smith Engineers, Inc.  
Landscape Architect: Suding Design

(Proposal for a mixed-use development, Entrada de Santa Barbara, involving the private redevelopment of portions of three blocks of properties located at 35, **36**, and 118 **State Street**. The proposal includes 114 hotel units, nine timeshare units, 21,654 square feet of commercial floor area, and 243 underground and on-grade parking spaces.)

**(Preliminary Approval of Area "B" at 36 State Street is requested. The revised plan includes revisions to massing, architecture, and landscaping. City Council approved the project on December 11, 2001, and a Substantial Conformance Determination was issued by the City Administrator on April 19, 2010. Project requires compliance with City Council Resolution No. 01-103.)**

Present: Melissa Cinarli, Project Manager  
Mark Shields, Architect  
Kim True, Landscape Project Manager

Public comment opened at 3:09 p.m.

Kellam de Forest, local resident, commented about how the structure will be viewed by the public from Cabrillo Boulevard and State Street; the view of mountains through the corridor; and whether a gate will be proposed for the paseo.

Public comment closed at 3:11 p.m.

**Motion: Preliminary Approval of Area “B” with the following comments:**

1. The Commission is pleased with the changes and improvements to this project.
2. Views to the mountains should be preserved through various devices, such as the appropriate use of landscaping.
3. Look into bringing back the staircase on Helena Avenue.
4. There was a preference to simplify a few more elevations.
5. Study whether the materials and methods proposed are feasible within the project’s budget.
6. Provide cascading plant material in the narrow planter strip on the south elevation.
7. Explore the concept of decomposed granite versus gravel.
8. Staff is to investigate public access issues for the private paseo.

Action: Adams/Shallanberger, 8/0/0. (Suding stepped down.) Motion carried.

Commission comment and request: The architectural firm exemplifies how the process can work successfully. A meeting of the *Entrada de Santa Barbara Subcommittee* is requested for review of details to Area “B” at 36 State Street.

### **PRELIMINARY REVIEW**

#### **3. 100 BLK E CARRILLO ST**

**(3:50)**

Assessor’s Parcel Number: ROW-001-509  
Application Number: MST2008-00558  
Owner: City of Santa Barbara  
Applicant: Jessica Grant, City Project Planner  
Engineer: Penfield & Smith  
Landscape Architect: Arcadia Studio

(Proposed signal system upgrade at the intersection of Carrillo and Anacapa Streets. The proposal includes new signal poles with mast arms over Carrillo Street, curb extensions and directional ramps, pedestrian signals, relocation of the traffic control equipment cabinet, and landscaping improvements.)

**(Preliminary Approval of the project is requested. Previously granted Preliminary Approval expired on December 10, 2009.)**

Present: Jessica Grant, City Project Planner  
Martha Degasis, Landscape Architect  
Derek Rapp, Penfield & Smith

Public comment opened at 3:55 p.m.

Kellam de Forest, local resident, expressed opposition to bulb-outs from a historic perspective.

Robert Maxim, local resident, commented about signal buttons for pedestrian use that are not needed at that crosswalk because the lights are timed, landscaping maintenance at De la Vina Street bulb-outs, and water conservation.

Jarrell Jackman, local resident, commented about dangers of left-hand turn from Carrillo Street at that intersection.

Public comment closed at 4:01 p.m.

**Motion: Final Approval as submitted.**

Action: Pujo/Shallanberger, 5/4/0. (Drury/Murray/Sharpe/Suding opposed.) Motion carried.

#### **CONCEPT REVIEW - NEW**

##### **4. 26 CHAPALA ST**

R-4/SD-3 Zone

**(4:27)**

Assessor's Parcel Number: 033-102-001

Application Number: MST2010-00176

Owner: Dario Pini

Architect: Bryan Murphy

Contractor: Valiant Group

(Proposal for exterior alterations on an existing 5,602 square foot, 11-unit apartment complex. The proposal includes replacement of all existing windows, extending an existing balcony corridor, and a facade remodel. Staff Hearing Officer approval is requested for a zoning modification to allow an alteration within the required 10'-0" front setback on Mason Street. No additional square footage is proposed. The parcel is non-conforming with 11 existing parking spaces to remain, but the parking lot will be repaved and reconfigured to comply with ADA. Coastal review is required for this parcel which is located within both the appealable and non-appealable jurisdictions of the Coastal Zone. Approval of this project will abate enforcement case ENF2010-00250.)

**(Comments only; Project requires Environmental Assessment and Staff Hearing Officer approval.)**

Present: Bryan Murphy, Architect  
Ken Sterling, Contractor

Public comment opened at 4:34 p.m.

Robert Maxim, local resident, commented about re-landscaping the parkways; need of high wall or landscaping to cover the debris adjacent to the sidewalk behind the decorative wall; and parking lot repaving and landscaping.

Kellam de Forest, local resident, commented about the history of the building.

Public comment closed at 4:39 p.m.

**Motion: Continued two weeks with the following comments:**

1. The concept of what is being proposed is a positive improvement to the existing condition of the building.
2. Provide more landscaping in the parking lot, particularly canopy trees; clean up existing planters and use drought-tolerant plant material.
3. Vinyl windows are not acceptable in El Pueblo Viejo Landmark District. The applicant was advised to contact the City's Urban Historian in order to propose a window that is more in keeping with what was originally there.
4. Restudy the arch proportions with respect to openings and the mass above the arches.
5. The Commission does not object to the proposed modification of the encroachment into the setback.

Action: Pujo/Suding, 9/0/0. Motion carried.

**\*\* THE COMMISSION RECESSED FROM 4:52 P.M. TO 4:56 P.M. \*\***

**FINAL REVIEW****5. 1900 LASUEN RD**

R-2/4.0/R-H Zone

**(4:56)**

Assessor's Parcel Number: 019-170-022  
Application Number: MST2005-00490  
Owner: Orient Express Hotels  
Applicant: El Encanto, Inc.  
Agent: Suzanne Elledge Planning & Permitting Services  
Architect: Henry Lenny  
Business Name: El Encanto Hotel

(The project site has been designated a Structure of Merit. This is Phase II of the 2004 approved Master Plan for the El Encanto Hotel. Phase II includes the main building, relocation of the swimming pool, the west parking lot, the historic arbor, and **Cottages** 2, 3, 4, 17, 18, 19, 25, 26, 27, 28 and **29**. Phase I of the project was reviewed under MST99-00305.)

**(Preliminary and Final Approval is requested for revisions to Cottage 29 only. Previous final approval granted on October 4, 2006, has expired. Project requires compliance with Planning Commission Resolution No. 057-04.)**

Present: Casey Nagel and Jim Lefever, Architects  
Katie O'Reilly-Rogers, Landscape Architect  
Kathleen Kennedy, City Associate Planner

Public comment opened at 5:12 p.m.

Trevor Martinson, Architect, commented about R-H zoning issues.

Public comment closed at 5:14 p.m.



**Motion: Continued two weeks with the following comments:**

1. Study eliminating the small lawn areas.
2. Include the new landscape compliance statement on the plans.
3. Study lowering the plate height to reduce the overall height of the building.
4. Study the chimney design, particularly where the chimney tapers are located. Express the tapers more as a reflection of the top of the fire box and the mantle.

Action: Pujo/Sharpe, 8/0/0. (Adams absent.) Motion carried.

**PRELIMINARY REVIEW****6. 1900 LASUEN RD**

R-2/4.0/R-H Zone

**(5:23)**

Assessor's Parcel Number: 019-170-022  
Application Number: MST2007-00140  
Owner: Orient Express Hotels  
Applicant: El Encanto, Inc.  
Agent: Suzanne Elledge Planning & Permitting Services  
Architect: Henry Lenny  
Business Name: El Encanto Hotel

(The project site has been designated a Structure of Merit. The proposed project is a Revised Master Plan for the El Encanto Hotel consisting of the following components: 1) three, one-story cottages (#37, 38 & 39) containing **operations/back of house facilities above an underground, 42-space, valet parking garage in the northwest corner**. Components of the utility distribution facility would be located in cottage 39, in the underground parking garage, and underneath cottage 29; 2) Mission Village, consisting of 5 new cottages with an underground valet parking garage below in the northeast corner; 3) new Cottages 27 and 28, which were previously approved and then eliminated; 4) a swimming pool with a fitness center below; 5) realignment of the sandstone wall at the main driveway entrance on Alvarado Place; and 6) a new trash enclosure, screening gate, retaining walls and landscaping at the service area adjacent to the Main Building.)

**(Preliminary Approval is requested for the back of the house cottages and the underground parking structure in the Northwest corner as approved by Planning Commission on September 10, 2009, per PC Resolution 034-09.)**

Present: Casey Nagel and Jim Lefever, Architects  
Katie O'Reilly-Rogers, Landscape Architect  
Kathleen Kennedy, City Associate Planner

Public comment opened at 5:55 p.m.

Trevor Martinson, Architect, commented that the resolution to the back house is acceptable.

Public comment closed at 5:56 p.m.

**Eucalyptus Trees****First**

**Motion:** Preliminary Approval of the removal of the Eucalyptus trees per the Arborist Report dated March 8, 2009, with the following condition and finding:

1. Eucalyptus tree # 2 shall remain.
2. The existing date palm at the intersection shall remain, if possible. Planning Staff shall consult with Transportation Planning and Fire Department staff.
3. **Historic Resource Findings were made as follows:** The project will not cause a substantial adverse change in the significance of an historical resource.

**Action:** Suding/Drury, 8/0/0. (Adams absent.) Motion carried.

**Back House/Underground Parking Structure****Second**

**Motion:** Preliminary Approval of the Back of House/Underground Parking Structure and continued indefinitely to allow the *El Encanto Hotel Subcommittee* to review the details with the following comments:

1. The Commission is pleased with the direction the project is going.
2. Simplify the details, in particular for the dormers and awning.
3. Add more character to the design in general to be more in keeping with the previous preliminary approved renderings.
4. The raised planters may be both in plaster and stone and shall be more organic in shape and varied in their locations.
5. The retaining wall at the northwest corner should have a more organic shape.
6. Reduce the plate heights as appropriate.
7. Restudy the north elevation facing Mission Ridge Road.
8. **Historic Resource Findings:** The project will not cause a substantial adverse change in the significance of an historical resource.

**Action:** Drury/Shallanberger, 5/0/0. (Adams/Boucher/Naylor/Sharpe absent.) Motion carried.

**CONSENT CALENDAR****NEW ITEM****A. 200 E CARRILLO ST****DUMMY Zone**

Assessor's Parcel Number: 029-211-0RW  
Application Number: MST2010-00162  
Owner: City of Santa Barbara  
Applicant: NextG Networks, Inc.  
Business Name: NextG Networks

(Proposal to replace an existing 20'-0" tall wood utility pole on the public sidewalk right-of-way with a new 25'-0" tall wood pole with 2'-0" microcell antenna on top. Also proposed is an underground vault and associated underground equipment. This additional location is part of the NextG Networks installation throughout the city.)

**(Comments only to the Community Development Director.)**

**Positive comments to the Community Development Director.**

**REVIEW AFTER FINAL****B. 1324 STATE G**

C-2 Zone

Assessor's Parcel Number: 039-132-015  
Application Number: MST2009-00354  
Owner: Arlington Plaza, LLC  
Architect: Pujo & Associates

(Proposal for alterations to an existing parking lot to create an outdoor dining patio. The project will include relocation of trash enclosure, new garden walls, a fountain, landscape planters, eight tables, and 18 chairs.)

**(Relocation of trash enclosure, simplified patio walls, changes to landscaping, and eight tables with 18 chairs.**

**Final Approval of Review After Final as submitted.**

**NEW ITEM****C. 27 E COTA ST**

C-M Zone

Assessor's Parcel Number: 037-132-033  
Application Number: MST2010-00180  
Owner: David Jay  
Architect: AB Design Studio

(Proposed replacement of an existing roll-up door with a new storefront system in an existing commercial space. The warehouse use will be converted to office use in this parcel located in the 100% Parking Zone of Benefit.)

**Continued two weeks for additional window details.**

**REVIEW AFTER FINAL****D. 536 STATE ST**

C-M Zone

Assessor's Parcel Number: 037-173-001  
Application Number: MST2009-00444  
Owner: 536 State Street, LLC  
Architect: Dawn Sherry  
Business Name: Joe's Cafe

(Proposal to remove existing abandoned rooftop equipment and install four new air conditioning units and associated equipment. New equipment will be concealed behind a parapet and will not be visible from the street.)

**(Review After Final of changes to additional rooftop screening for existing HVAC equipment on the northwest elevation.)**

**Final Approval of Review After Final as noted on Sheet A2.1.**

**REVIEW AFTER FINAL****E. 2559 PUESTA DEL SOL**

E-1 Zone

Assessor's Parcel Number: 023-271-003

Application Number: MST2006-00542

Owner: Santa Barbara Museum of Natural History

Architect: Dwight Gregory

Business Name: Santa Barbara Museum of Natural History

**(This is a Structure of Merit: "Museum of Natural History."** This is a revised project description: Proposal to demolish an existing 736 square foot garage and construct a 621 square foot, one-story structure in its place for injured raptors on a 7.8 acre parcel. The location of the proposed structure would be on the western portion of the site instead of the originally proposed site to the south across Mission Creek.)

**(Review After Final of changes to approved project including revisions to windows, pathway lighting and railing, retaining walls, and landscaping.)**

**Continued indefinitely.**

**\*\* THE FULL BOARD MEETING ADJOURNED AT 6:13 P.M. \*\***